

**Elliott &
FitzGerald**

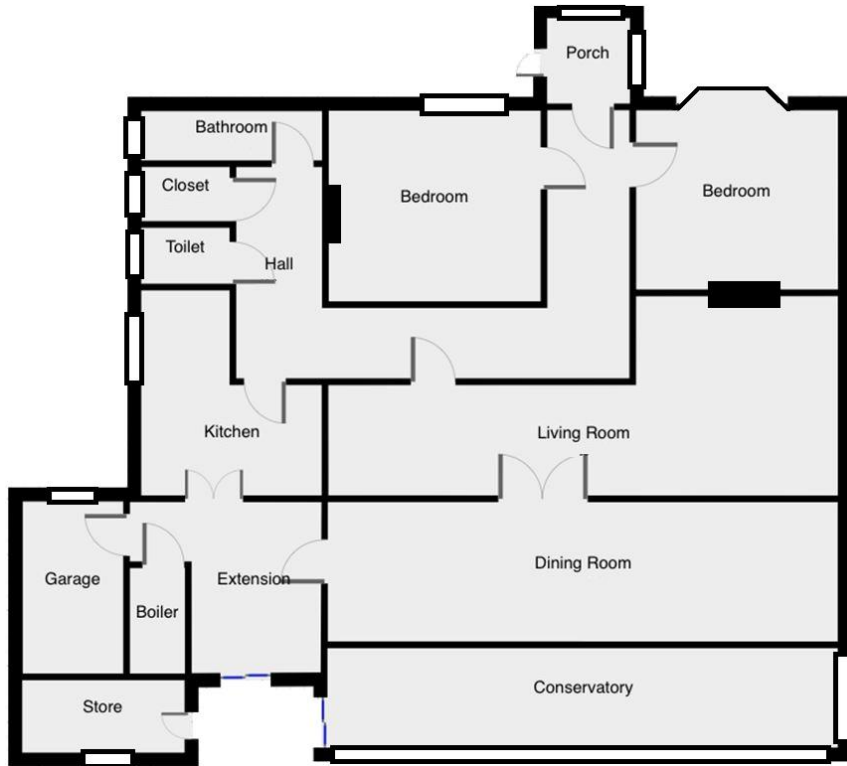
01-6614403



FOR SALE

1 Woodlawn Park, Churchtown, Dublin 14.

FLOOR PLAN (For Identification Purposes Only – Not to Scale)



A most appealing 1950's detached Bungalow, oozing with potential and occupying a generous site, with secluded rear garden on this sought after residential road.

The area is well served by public transport and the property is within easy walking distance of Dundrum Town Centre and the Luas Green Line station at both Windy Arbour & Dundrum.

There are a wide choice of schools in the immediate area including: Notre Dame and De La Salle, Churchtown; Alexandra College, Milltown; The High School; Rathgar and St Mary's, Rathmines.

The property provides approx 199.98 sq.m (2,152 sq.ft) of well proportioned accommodation with ample off – street car parking to front and is conveniently located with easy access to Milltown and The Castle Golf Clubs, The Dodder Linear Park, Marlay and Bushy Parks.



This residence has the benefit of well proportioned rooms providing spacious and comfortable living accommodation and extends to approximately 199.88 sq.m. (2,152 sq.ft.)

FEATURES

- Light filled family home.
- West facing rear garden.
- Oil Fired Central Heating.
- Part Double Glazed Windows.
- Generous rear garden offering opportunities to extend (S.P.P)
- Extending to c. 199.88 sq.m. (2,152 sq.ft.)

ACCOMMODATION

Entrance Hallway: 4.225m x 1.662m (13'10" x 5'5")

Front Bedroom (1): 3.949m x 3.834m (12'11" x 12'7") with built-in wardrobe, tile surround fireplace and Bay Window

Front Bedroom (2): 3.870m x 3.409m (12'8" x 11'2") with built-in wardrobe and whb.

Bathroom: 2.533m x 1.822m (8'4" x 5'12") tiled, with electric shower, whb.

Linen Press: 1.520m x 0.644m (4'12" x 2'1")

Toilet: 1.534m x 1.003m (5'0" x 3'3") wc.

Kitchen: 4.233m x 4.113m (13'11" x 13'6") with copper cylinder and sliding door to:

Lean-to Extension (1): 3.750m x 3.480m (12'4" x 11'5") with access to stores and double doors to rear garden.

Living Room: 7.638m x 4.111m (25'0" x 13'6") L shaped with marble surround fireplace and sliding door to rear extension.

Rear Extension (2): 8.071m x 3.606m (26'6" x 11'10") with door to lean-to extension.

Lean-to Rear Conservatory: 8.916m x 2.468m (29'3" x 8'1") with tiled floor.

Boiler House.

Former Garage (Store Room 1): 4.702m x 2.707m (15'5" x 8'11")

Store Room (2): 3.873m x 2.060m (12'8" x 6'9")

These particulars are for guidance only and do not form any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.

VIEWING: Strictly by Appointment through Selling Agent

TITLE: Freehold

PRICE: On application

BER DETAILS: TBC

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PSRA License No.: 003298

REF: 4394J

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LOCATION



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